

TOWN OF LA POINTE PLANNING AND ZONING REPORT FOR 2013

Overview

The Year 2013 was a year of notable events, including a record low number of permits, significant new language in the zoning ordinance, beginning the comprehensive plan update process, and a new zoning administrator. The decreased number of permits, while a blow to Town revenue, provided the opportunity for a smooth transfer of job responsibilities from the former to the new zoning administrator. The ordinance language changes added definitions for greenhouses, hoopouses, and garage shelters, revamped the Section regarding the Board of Appeals, and cleaned up clerical errors. The comprehensive plan update got its start with four community meetings and a survey of all property owners and voters to get information for modifying the plan.

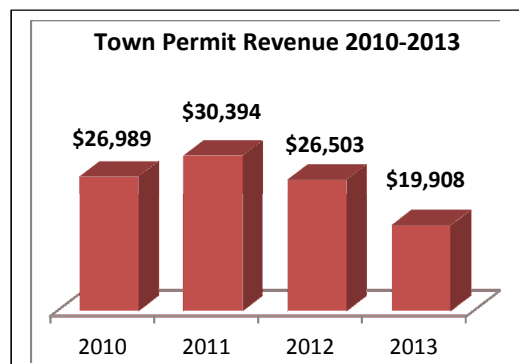
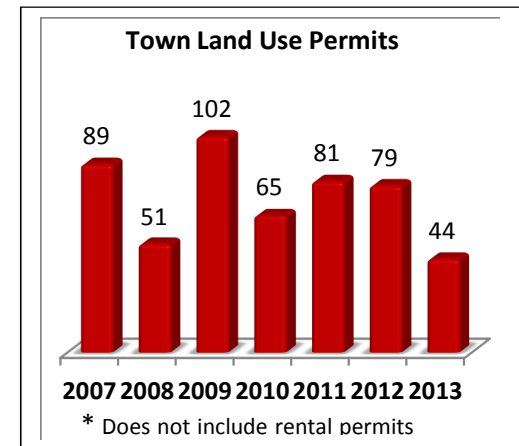
Trends and Issues

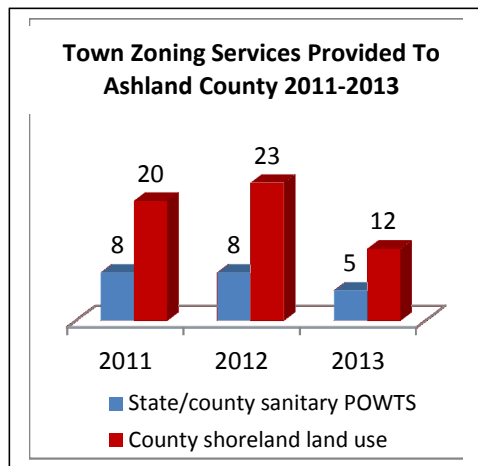
It appears that the national economy is beginning to recover. The U.S. Census Bureau of the Department of Commerce estimates October 2013 construction spending at a seasonally adjusted rate of \$908.4 billion, .8% above September 2013, and 5.3% above the October 2012 estimate of \$863.1 billion. Construction spending nationally in the first 10 months of 2013 is estimated to be 5% above the first 10 months of 2012.

Building permits increased 10.6% in Wisconsin in 2012 and single family building permits are up 19% over last year. Wisconsin disposable personal income rose only 1.2% in 2013 due to the fiscal cliff deal which resulted in higher payroll taxes. However, personal income growth rates are expected to grow over 4% in 2014, 2015 and 2016 (Wisconsin Economic Outlook, Summer 2013). This bodes well for increased construction on the Island in the future.

2013 Activities Summary

- **Permit Applications Issued:** 44 land use permits were issued in 2013, the lowest number since 2007. There were 114 rental permits in 2013, the same number as 2012. Total 2013 permit revenue: \$19,908.
- **Certified Survey Maps:** 2 processed in 2013.
- **Permits Revoked/Denied:** 2; one because a permit to reconnect sanitary was never completed, and one because the project did not meet setbacks.
- **Violations:** 8 violations were addressed in 2013; 6 were resolved, one is ongoing, and one is an active court case.
- **Complaints Received:** 5 complaints were received and addressed. 3 were resolved; 2 are ongoing.
- **Public Information Requests:** 4 requests were received. 3 were filled and one was denied due to litigation in process.
- **Permits in Process:** There are 20 town and county permits in various stages of processing. Some need additional information, and some must wait until spring to observe the site conditions. Some have been in limbo for a long time – I intend to clear as many up as possible in the next year.





Activities Summary continued:

- The Town Zoning Administrator monitored the installation of 5 POWTS systems in 2013, and issued 12 county shoreland permits, almost half of the number of permits issued in 2012. The Town has continued the arrangement with Ashland County wherein the Town Zoning Administrator also serves as the Ashland County Assistant Zoning Administrator; however, the value of this service continues to be a point of discussion between the Town and the county.

2014 Planning and Zoning Department Goals

- Complete the Comprehensive Plan update
- Consolidate POWTS functions
- Assign Fire Numbers to all buildings
- Develop a private road ordinance
- Clean, audit and reorder zoning files to facilitate quick recovery of any file

2014 Considerations

The Planning and Zoning budget was substantially reduced for 2014, primarily because the Zoning Administrator Assistant position was not funded for 2014. Should construction begin to bounce back as predicted, this could become a problem of time management for the Planning and Zoning Administrator, particularly because of the Planning and Zoning Administrator taking on additional responsibilities (grant research and preparation, fire numbers project).